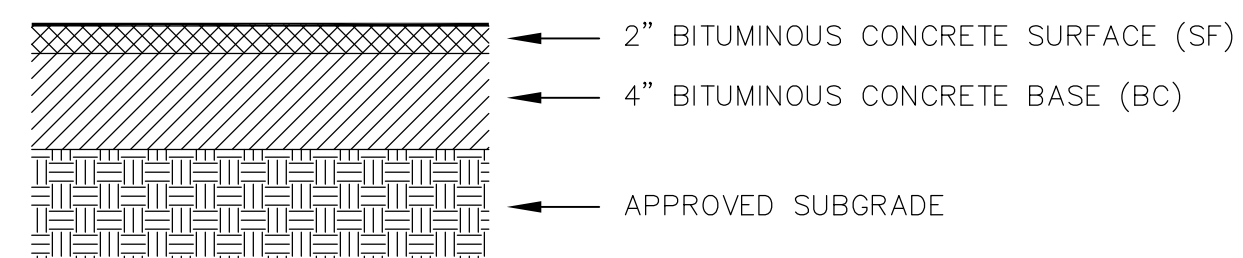


SITE DATA		
SUBJECT PROPERTY: LOT 3, BLOCK Q, MONTROSE, PLAT 19719 OWNERSHIP LOTS 3B, 3C & 3D, BLOCK Q, MONTROSE, PLAT 22321		
LOT AREA:	950,436 SQ. FT. OR 21.8190 AC.	
ZONING CLASSIFICATION:	MKCD (MIXED USE CORRIDOR DISTRICT)	
	1989 ROCKVILLE PIKE CORRIDOR NEIGHBORHOOD PLAN SOUTHERN PIKE METRO PERFORMANCE DISTRICT	
PROPERTY ADDRESS:	1601 ROCKVILLE PIKE	
TAX ACCOUNT No.:	04-03087496	
PROPOSED USE:	RETAIL SHOPPING CENTER = 280,695 S.F. OFFICE = 58,123 S.F. (1) RESTAURANT = 17,888 CREST II RESIDENTIAL = 154,379 S.F. 146 UNITS CREST II RESIDENTIAL = 49 UNITS	
DEVELOPMENT STANDARDS		
	REQUIRED/ALLOWED	PROPOSED
TRACT AREA	No Minimum	950,436 SQ. FT. 21.819 AC.
BUILDING SETBACK REQUIREMENTS		
FRONT ADJ. TO ROCKVILLE PIKE	75' BUILD TO LINE	75'
SIDE ADJ. TO HALPINE RD. (EXISTING)	0' OR 10'	2' (1)
REAR ADJ. TO HALPINE RD.	0' OR 10'	41'
REAR ADJ. TO E. JEFFERSON ST.	0' OR 10'	20'
SIDE ADJ. TO E. JEFFERSON ST.	0' OR 10'	11'
MAXIMUM BUILDING HEIGHT	75'	5 STOREIES 64.5'
BUILDING AREA	NONE NOTED	
SHOPPING CENTER (OFFICE BLDG. & PAD SITES)		356,716 S.F.
RESIDENTIAL		154,379 S.F.
TOTAL		511,095 S.F.
OPEN AREA (PROJECT SITE AREA (33,100 S.F.))		
OPEN SPACE	10% SITE AREA = 4,965 S.F.	30% or 10,000 S.F.
PUBLIC OPEN SPACE	10% SITE AREA = 3,310 S.F.	16% or 5,230 S.F.
PARKING LOT GREEN AREA	2.5 S.F. / PARKING SPACE 1,176 SPACE = 2,940 S.F.	3,000 S.F.
OFF STREET PARKING		
PARKING SPACES		
RETAIL/RESTAURANT	4,011,000 S.F. = 1,195	
OFFICE (58,123 S.F.)	3,337,000 S.F. = 194	
RESIDENTIAL	QUAN.	
CREST I BUILDING		
STUDIO	3	1/UNIT = 3
1BRM	102	1/UNIT = 102
2BRM	41	1.5/UNIT = 62
CREST II BUILDING		
STUDIO	2	1/UNIT = 2
1BRM	8	1/UNIT = 10
2BRM	39	1.5/UNIT = 59
TOTAL	195	1,627 SPACES
TOTAL WITH SHARED USE REDUCTION	1,405 SPACES (SEE SHARED PARKING CHART)	1,510 SPACES (2)
NOTES: 1. BUILDING EXISTING PRIOR TO ZONING CHANGE 2. INCLUDES 305 CREST I STRUCTURED SPACES + 20 CREST II STRUCTURED SPACES + 1,176 SURFACE SPACES		

SHARED PARKING ANALYSIS						
	REQ.	WEEKDAY 6AM-6PM	WEEKEND 6PM-MIDNITE	NITETIME 6AM-6PM	6PM-MIDNITE	MID-6AM
OFFICE	194	194	19	10	10	10
RETAIL	1,195	598	1,076	1,195	837	60
RESIDENTIAL	238	143	214	190	214	238
TOTAL REQUIRED	1,627	934	1,309	1,405	1,060	307
MAXIMUM PARKING REQUIRED ON THE WEEKEND 6AM - 6PM WITH 1,405 SPACES REQUIRED SITE PLAN INDICATES 1,510 SPACES PROVIDED						

USE PERMIT NOTES

- The topography is from existing plans of record.
- The boundary is from deeds and plats of record.
- This is an amendment to the approved Use Permit #STP2013-00168.
- A Natural Resources Inventory Forest Stand Delineation Plan (NRI/FSI) has been submitted to the City Forester for review and approval.
- A Stormwater Management Concept Plan has been submitted to the City DPW for review and approval.
- Do not use this Use Permit Plan for site construction. Refer to approved construction documents for construction details.



BITUMINOUS PAVING SECTIONS

NOTE: THE PAVING SECTION IS THE CITY OF ROCKVILLE MINIMUM THICKNESS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHOULD HAVE THE SOIL TESTED BY A SOILS ENGINEER TO EVALUATE THE PAVING SECTION.

THIS SITE PLAN AMENDMENT IS A REVISION TO SITE PLAN #STP2013-00168 AND INCLUDES THE ADDITION OF A RESIDENTIAL BUILDING AND PARKING LOT MODIFICATIONS.

SITE PLAN #STP2013-00777

SITE PLAN AMENDMENT - (PAM)
CREST II - RESIDENTIAL BUILDING ADDITION
CONGRESSIONAL PLAZA
LOT 3, BLOCK Q, MONTROSE, PLAT 19719
4TH E.D. - CITY OF ROCKVILLE - MONTGOMERY COUNTY - MARYLAND

9220 Wightman Road, Suite 120 Montgomery Village, Maryland 20886-1279	Macris, Hendricks & Glascock, P.A. Engineers ■ Planners Landscape Architects ■ Surveyors	Proj. Mgr. MDP	Designer MDP
	Phone 301.670.0840 Fax 301.948.0693 www.mhga.com	Date 10-7-13	Scale 1" = 40'
		Project No. 92-331-25	Sheet 1 of 2